

MINUTES  
PLANNING COMMISSION  
JUNE 26, 2012 – 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Pritchard, Roper, Steinfeld, Sherrard  
Alternate members present: Fitzgerald, Kane (7:02)  
Absent: Munn, Zod,  
Staff present: Murphy, Glemboski, Doolittle

Chairman Sherrard called the meeting to order at 7:01 p.m. and sat Fitzgerald for Munn.

II. APPROVAL OF THE MINUTES OF meeting of June 12, 2012.

MOTION: To approve the minutes of June 12, 2012 as written.

Motion made by Fitzgerald, seconded by Roper. Motion passed unanimously.

III. PUBLIC COMMUNICATIONS

Staff noted that they received comments from multiple Commissioners regarding the GOSA item on tonight's agenda.

IV. SUBDIVISIONS - none

V. SITE PLANS

1. Community Baptist Church, 950 Gold Star Highway – request for extension or action required

John Ludka, Community Baptist Church, addressed the Commission requesting the parking modification. Mr. Ludka has discussed the best location with the Environmental Planner and stated that the new spaces are still 50-feet from the 100-foot wetlands buffer.

Mr. Murphy discussed the site, the handicap spaces, the transformer and the oil tanks. Staff distributed a draft motion for the Commission to review.

MOTION: To approve the Community Baptist Church, 950 Gold Star Highway site plan modification with the following modifications:

1. Two paved parking stalls on the east side of the building shall be re-stripped as handicapped and a handicapped parking sign will be installed.
2. Protective bollards will be placed adjacent to the GU transformer as directed by Groton Utilities.

Motion made by Roper, seconded by Steinfeld. Motion passed unanimously.

2. Precision Motors, 2400 Gold Star Highway

Paul Hallisey, Hallisey, Pearson & Cassidy, addressed the Commission proposing to install a pervious parking surface for employee parking. He discussed curb widening on Colonel Ledyard Highway, wetlands, landscaping, and the requested sidewalk waiver.

Staff distributed a draft motion and discussed, at length, the sidewalk waiver. Staff noted that the applicant has received a permit from the Inland Wetlands Agency.

**MOTION:** To approve a waiver to Section 7.5-2 of the Zoning Regulations and to not require a frontage sidewalk along the northwestern portion of the site and a connecting internal sidewalk based on the following finding:

1. This section of the frontage sidewalk is required to be installed by the developer of the approved subdivision "Fairway Estates" to the north of this site and this sidewalk is not significantly necessary until the residential homes are built to the north.

Motion made by Sherrard, seconded by Roper. Motion passed unanimously.

Chairman Sherrard recalled the vote.

Motion made by Sherrard, seconded by Roper. Motion defeated 0-5-0.

**MOTION:** To approve Site Plan Application # SIT12-02, for Precision Motors at 2400 Gold Star Highway, subject to the following modifications:

1. A sidewalk agreement shall be recorded in land records at the time of recording of the site plan. The agreement shall state that the owner of the property agrees to appear before the Planning Commission within a period of five (5) years from the date of site plan approval to allow for a determination to be made as to the need for the installation of a sidewalk along the property frontage on Colonel Ledyard Highway and a sidewalk connection to the onsite parking area. Said determination as to the need for the installation of this sidewalk shall be at the sole discretion of the Planning Commission.
2. All staff technical items shall be addressed.

The Planning Commission notes that this is an existing developed site and there are sufficient shade trees currently on site to meet the intent of Section 7.4 of the Zoning Regulations.

The Planning Commission finds that allowing the employee parking to be on a pervious surface instead of a bituminous or concrete all-weather surface with curbing meets the intent of Section 7.2-13. The employee parking will not be used for overnight parking and the Water Resource Protection District recommends the use of pervious areas for parking, especially for limited use areas.

Motion made by Sherrard, seconded by Roper. Motion passed unanimously.

#### VI. OLD BUSINESS

1. Land Use Regulation Update Project - none
2. Plan of Conservation and Development Update

Staff noted that several of the outside agencies have selected their representatives for the Steering Committee but we are still waiting for others. Staff distributed the Scope of Services for the POCD update project.

Commissioner Pritchard questioned how many members from Groton Open Space Association (GOSA) are members of the Steering Committee. The Commission discussed conflict of interest. Staff will investigate this issue.

#### VII. NEW BUSINESS

1. Report of Commission

Commissioner Pritchard attended a forum on the Historic District Commission and updated the Commission on topics discussed.

Commissioner Roper noted that the Mystic Cooperative Task Group met last week.

Commissioner Steinfeld and the Commission discussed at length Gabriele's Karate, 1028 Poquonnock Road, and the placement of their HVAC units. Commissioner Steinfeld is extremely unhappy with the location of the units.

2. New Applications
  - a. Hoelck's Florist, 388 Long Hill Road

#### VIII. REPORT OF CHAIRMAN

Chairman Sherrard noted that the Committee of Chairs will be meeting on July 16<sup>th</sup>. He invited any interested Commissioner to attend.

Chairman Sherrard noted that the Connecticut Siting Council advertised for comments relating to wind turbine facilities. Staff will brief the Commission at the next meeting.

IX. REPORT OF STAFF

Staff updated the Commission on the Mystic Streetscape Project.

Staff noted that Chairman Nado has resigned from the Historic District Commission.

Staff handed out and briefly discussed the scope of work for the Energy Efficiency Grant.

X. OLD BUSINESS

3. Request from the Groton Open Space Association (GOSA) for Planning Commission Endorsement of GOSA's Open Space and Watershed Land Grant Application to the State DEEP to Acquire Certain Lands N/F of J. Crandall

Chairman Sherrard distributed Commissioner Munn's comments regarding the draft letter sent out this week.

The Commissioners voiced their concerns over the draft letter and suggested alternatives.

A line by line edit of the draft letter was completed by the Commission.

**MOTION:** To approve the development of a draft to DEEP on GOSA's grant applicant based on comments this evening, with a final draft to be submitted no later than Thursday and to be finalized by the Chairman and Staff for submission on Friday.

Motion made by Sherrard, seconded by Pritchard. Motion passed 4-1-0 with Steinfeld opposing.

XI. ADJOURNMENT

Motion to adjourn at 9:27 p.m. made by Roper, seconded by Pritchard, so voted unanimously.

---

Jeffrey Pritchard, Secretary  
Planning Commission

Prepared by Katie Doolittle  
Office Assistant II